### PROMINENT OWNERS TO IMPROVE SITES

Astor, Goelet and Boldt Among Those Who Will Build This Year.

#### 220 STRUCTURES FOR THIS BOROUGH

New Projects, Including Pan-American States, Will Cost \$17,500,000.

Plans have already been filed this year for the erection of a number of buildings which will be important additions to the notable Manhattan structures. In this building movement, which will result in considerable changes in the sky line in well located sections, Vincent Astor, Robert W. Goelet, Arthur C. James and George C. Boldt figure prominently.

Since January 1 to date about 200 projects have been perfected for sites on Manhattan Island, the total cost, excluding the Pan-American States Building, being about \$5,000,000. Adding the estimated cost of the Pan-American States Building. which is \$12,500,600, the total sum to be spent on new buildings projected in the last three months and a half is about \$17,-500,000, an amount many millions more than the sum planned to be spent in the corresponding period last year.

Several of the buildings, however, cf notable height and large cost, for which plans have been drawn in the last few 3,000-Acre Place Combines months and filed, are not to be built in the near future. The plans were drawn and recorded so that the owners of the plot could creet large skyscrapers on their sites after the act regulating the height of buldings went into effect.

The American Express Company's proposition comes under this class. The company has filed drawings by Renwick. Aspinwall & Tucker, architects, for a thirty-two story building, with a frontage of 79 feet and a depth of 209 feet premses at 63-65 Broadway. The building is to cost \$1,800,000. company has no intention of putting this project into effect at the present time. It filed the plans to safeguard its property interests. As the bill limiting the active, it will be possible to put up this building some years hence.

tracted to spend over \$500,000 in putting up a twelve-story store and office buildbe put up from plans by Herman L. years.

Robert W. Goelet has planned to spend way he is to build a \$110,000 theatre, store easily and dance hall from plans by Thomas W. Lamb. The building will be two stories high and will have a frontage on Broadway of 88 feet and a depth of 162 feet. premises 402 and 404 Fifth ave. southwest corner of 37th st., Mr. Goetlet is to spend \$250,000, according to the estimate made by Warren & Wetmore, architeets, in building an eight story loft and store structure. The corner store is to be reque Long Island, yet prices for lots and occupied by Mark Cross on a long term

Of course the most notable structure

architects. cost \$250,000 or more are as follows:

In five years over 9,000 lots of this 2,000East 21st st., by the Aeon Realty Company
(Summer Gerard, president), from plans by
Waiter Haefell
10-story apartment house, 95x112 feet, at 750
Riverside Drive, by the Strathcona Construction Company, from plans by George & Edward Blum, architects.

10-story store and loft, 115x25 feet, at 25 to 45
East 21st st., by the Aeon Realty Company
Waiter Haefell
10-story apartment house, 95x112 feet, at 750
Riverside Drive, by the Strathcona Construction Company, from plans by George & Edward Blum, architects.

10-story store and loft, 115x25 feet, at 35 to 45
East 41st st., by the Oceanie Investing Company
(Albert E. Thorne, presidents, from plans by Townsend, Steinle & Haskell, architects.

20-story store and loft, 115x25 feet, at 25 to 45
East 21st st., by the Aeon Realty Company
(Summer Gerard, president), from plans by
Waiter Haefell
(Company, from plans by
The Bull of the houses are of the whole scene. All of the houses are nel uniting the bay with the ocean
(Summer Gerard, president), from plans by the Sound and ocean, were sold to city persons who had the foresight to invest their savings at this place. The plane by the Ocean investing Company
(Albert E. Thorne, presidents, from plans by Townsend, Steinle & Haskell, architects.

20-story store and loft, 115x25 feet, at 25 to 45
East 21st st., by the Aeon Realty Company
(Albert E. Thorne, presidents, from plans by Townsend, Steinle & Haskell, architects.

20-story store and loft, 115x25 feet, at 25 to 45
East 21st st., by the Aeon Realty Company
(Country Massapequa is truly a most inthe whole scene. All of the houses are
the whole scene. All of the plane by the scene and the country Massapequa is truly a most inviting plane to the developmen

tects \$500,000
4-story dwelling house, 110x50 feet, at 37 to 47
East 69th st. by Arthur C. James, from plans by Allen & Collins. \$550,000
Four 5-story flathouses, on the west side of Northern ave. between 175th and 180th sts. 160x55 feet each, by the Haven Construction Company, from plans by George Fred Pelbann \$510,000 Company, from plans by George Fred Pelham

1. story store, 19433 feet, at 149 to 157 West

5th st., by the Brolux Corporation (Louis F.
Star, president, from plans by George Fred
Pelham architect

2300,000

16-story store and loft, 50x98 feet, at 8 and 8

East 37th st., by George C. Boldt, from plans
by Charles H. Caldwell.

2309,000

12-story store and loft, 55x58 feet, at 51 to 37

East 31st st., by the 31 East 31st Street Corporation (George Backer, president); Wallis &
Goodwille, architects

Composition (Start Street Corporation (George Backer, president); Wallis &
Goodwille, architects

Composition (Start Street Corporation (George Backer, president); Wallis &
Composition (Start Street Corporation (George Backer, president); Wallis &
Composition (Start Street Corporation (George Backer, president), from plans by William Welsenberger, Jr.

architect

5:50,000

3-story clubhouse, 25x75 feet, at 2 East 63d st.

architect

story clubhouse, 20175 feet, at 2 East 626
by the Knickerbooker Club (Edgerton
Winthrop president), from plans by Del
2-story store, office and loft, 26x125 feet, at
Eroadway, by the Canal Street Building C
poration (Edwin A. McAlpin, president), fr
plans by Jurdine, Hill & Murdock, are
teets.

#### EASY HOUSEKEEPING HOME Booklet on Colonial Houses at

Jamaica Development. The Everett Realty and Construction Company has issued an interesting book-Ite entitled "Easy Housekeeping Homes. It is handsomely illustrated with halftones, showing the exterior and interior of homes, which are of the Colonial style of architecture at its development at Jamaica, Long Island.

It contains a printed account of the houses and the advantages of the property, which is directly opposite the new large Long Island Railroad station. The houses were designed by Electus D. Litch-

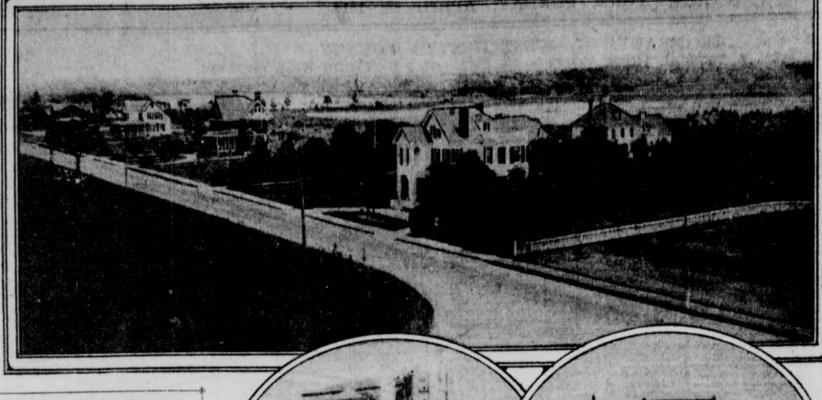
The booklet tells of the material used on the houses and the advantages of Ja- Sealah Strong. Judge Thomas Strong, a malca and its location and accessibility to descendant, lived there all his life, and The beautiful clubhouse and grounds are Manhattan. Designs of some of the his son, Judge Sealah Strong, the owner a mecca for automobilists and yachtsmen. Twelve Story Loft Building to

### CITY TAXES DUE FRIDAY

erty Payable on November 1.

estate tax becomes a lien and all per-

## At Massapequa L. I.



### MASSAPEQUA MODEL HOME DEVELOPMENT

Lake, Bay and Ocean Charms.

#### LARGE SUM SPENT FOR IMPROVEMENT

Suburban Colony Community Within Easy Distance of This City.

Splendidly situated on the south shore height of buildings will not be retro- of Long Island is Massapequa, one of the Vincent Astor has so far this year con- rapid pace is due to many factors. If you ing at 2 to 16 West 33d st. The site to be years ago you do not know anything at improved has a frontage of about 200 feet all about the wonderful realty transition and a depth of 98 feet. This building will which has taken place there in recent

a long stretch of fertile fields, intersected this year about \$350,000 in improving two by a few inviting country roads, the num-Manhattan sites which he owns. At the ber of houses at the place, which was southwest corner of 90th st. and Broad- then a sleepy little country hamlet, being rouses envious feelings in the bosom of one or more ways with the stupendous task involved in changing barren fields or a little home settlement into a great pros-

site is the Pan-American States Building. lakes, a charming stretch of bay, fine old which is to occupy the entire block estates, private parks and the ocean near bounded by Broadway, 57th and 58th at hand. Furthermore, there are flourishsts, and Eighth ave. This great structure ing churches, up-to-date schools and the 3,000-acre tract over twenty-five miles of fifty-one stories is to be built by the clubs and myriads of opportunities for en- of streets, sidewalks and curbs. This is Pan-American States Association, of Joyins your favorite pastime, whether it only a small part of the improvements which Hudson Maxim is the president, at be golfing, fishing, boating, sailing or au- launched. Water, gas and eletric light a cost of \$12,500,900. The plans were filed tomobiling. It seems as if nature had mains have long ago been installed, and early this year by Kimball & Roosa. been unusually lavish in endowing the thousands of dollars have been spent in place with all the necessary qualities for beautifying many sections of the devel-Other structures planned this year to its transformation into the ideal suburban opment. home place that it is to-day.

fiself insures the project being of the the town and the Pennsylvania station at were also drawn to the place because of highest order and also makes doubly cer- 33d st, and Seventh ave., and also to and its nearness to Manhattan, which pertain the permanency of the work planned. from the Flatbush ave. station of Brook- mitted them to enjoy with their families The foundation for changing Massapequa lyn. into one of the most attractive and ex- from both stations. The town is also summer months, and yet they could atclusive suburban towns within easy com- within the great network of trolley lines lend to their business each day, nuting distance of New York was well in the suburban district of the metropolis.

Already there have been laid through

MODERN HOUSES AT BELLE TERRE, L. I.

and tastes of all can be found at Massa- over which they sweep.

There are also many way trains a continuous stay in the country in the

laid not many years ago. And to-day this and the trip by trolley from East New South Bay, Massapequa receives the maxdelightful suburban centre bears every York to Massapequa is enjoyed by hun- imum of the ocean breezes which blow evidence of being destined to become such a community long before the protectors holiday in the summer season. About place is from 10 to 15 degrees covier the thirty-five to forty minutes is the running at many inland points. In winter the time of express trains from the Pennsyl- temperature is correspondingly milder by vania and Flatbush stations to the place. reason of these same ocean breezes from A home site to suit the varied needs the south being tempered by the waters

pequa," says a leading real estate expert "In addition to its complete improvewho is thoroughly acquainted with the ments throughout the entire development topography of Long Island. "Massapequa and a system of public parks around two is the highest land on the south side. It beautiful lakes, there has been constructis most advantageously located, being the ed at Massapequa a well planned station first high class residential development park plaza. It is considered the finest Many fine homes have been built, and on the Great South Bay, and also the first plaza in the suburban section of this

### DISCUSS NUTLEY ACTIVITY FIELDSTON A WELL Speakers at Board of Trade Dinner Arouse Enthusiasm.

The recent strides that Nutley, N. J. has made and some of the things that hopes to accomplish within a short time aroused much enthusiasm when recited by speakers at the recent dinner of the Board of Trade of the town, held in the Nutley Field Club.

The purpose of the Nutley Board of Trade is to combine the functions of a civic betterment organization with trade board features, and as Nutley is almost entirely a residential town, little attention is given to many of the usual activities of trade bodies.

Among the speakers at the dinner were

Harold Howland, of the Independent, who formerly lived in Nutley, N. J.; L. D. Howard Gilmore and John L. O'Toole, of the Public Service Corporation; Arthur R. Carr, Editor of the "Lumber Trade Journal," who is a member of the Board of Commissioners under Nutley's Commission government system; E. Putnam Bates, of the New Jersey State Chamber of Commerce; William J. Kinsley, the handwriting expert, also a regident of Nutley and President of its Free Public Library Trustees, and Simon P. field acted as toastmaster. The officers of the Board of Trade are: President, Dr. George W. Mead; vice-presidents, Thomas Clements and Marion L. Lewis; secretaries, Arthur A. Hebert and Edgar A. Dunham; treasurer, William A. Lambert. The committee in charge of the dinner were Mr. Lambert, Dr. Mead. ber of smaller plots to their friends, and Mr. Clements, William A. Ward, John- the value of the property reached a point son Foy, Ernest Pulsford and Charles where \$10,000 an acre was considered rea

### HENNESSY LOTS IN HISTORIC SECTION

Continued from page 1

willed by the Steen Wycks to the Nether the Provincial Assembly in 1775 to sell its property. The Title Guarantee and Trust Company's calendar for this year has a picture commemorating this transfer.

Daniel Secord, of Yonkers, and he sold it and others, knowing the sacrifice October 14, 1776, for £630 to Benjamin Archer, who built a house of stone and frame. It stood about 500 feet east of and 75 feet north of the junction of Sedgwick and Burnside aves, and had two rooms. While the Revolution was on it was taken three years this work has progressed by Colonel Delancey of the Westchester rapidly, and some eighteen new buildings Light Horse and was the object of fre- have been constructed by purchasers quent attacks by the Americans.

Recognizing the strategic value of the height above the Archer house, Delancey had his engineers built a redoubt there when it was determined to attack the has erected a fine modern building for American outworks, Fort Washington, on boys. The Horace Mann School and Laurel Hill, now Fort George. When this Teachers College are constructing fort was finished it commanded the Har- playground and large school building, and lem Valley, Kingsbridge Road and the northern outworks of Inwood, afterward called Fort Tryon, as well as Fort

ready for use. The attack on Fort Wash- tions are creating much of this demand Land and Title Company, a fact which trains run at frequent intervals between water lakes, the bay and the ocean. They irgton began November 16, the heavy by reason of the fact that the proper trains run at frequent intervals between water lakes, the bay and the ocean. They guns of the fort protecting the landing of bringing up of a boy requires country the British troops upon Dyckman Mead- life and country sports, together with the ows soon making Laurel Hill untenable opportunity to live at home. Hill it was strengthened and maintained feet, with a wonderful natural landscape constructed, but after the fall of Laurel as an alarm post throughout the war. The architecture. The ground is of a rolling pressure of the Americans caused the character, covered with trees, the rock British to destroy their various strong- of which the hill is formed showing risoned up to October 20, 1782, being three highest point in any part of the greater years longer than the British held other city of Ne posts in the neighborhood.

cavating for his residence, in 1857, sec- The highest body of water within the tions of the old fort were dug up and city limits lies in the midst of a wood at many relics were brought to light, which Fieldston. On account of the beauty of were carefully preserved, Mr. Davies, who the dogwoods and other trees in the sold the Schwab land to New York Uni- spring, this spot has been in great deversity, having some of the relics in his mand for entertainments for charity, possession. They included cannon balls, some of which have attracted large gathgrapeshot, uniform buttons, English erings. coins, broken kettles, pike tips and other As to the future, the district seems to military paraphernalia. The buttons be ideal for residences. For not only are show that the fort was occupied at various times by detachments of the follow- but the character of the land imposes ing British regiments: 8th, 17th, 23d (un-

keteers, 38th, 74th and 76th Scotch. historic locality in 1894, when it moved approach must, at all events, be very part of its schools from the old quarters distant. on University Place, Manhattan. The Many forms of recreation are open to university originally bought a tract of the residents. The Fieldston Tennis Club twenty acres, costing \$300,000, and the ex- is on the property; golf is to be had on tended grounds were increased at various the links of Van Cortlandt, directly op-

The section is particularly fine for residential purposes because of its elevation. by motor or train. Horseback riding can which affords magnificent views, and good drainage and pure air are thus insured. The University Heights section is accessible by the Harlem and Putnam divisions of the New York Central Railroad. numerous trolley lines and all elevated and subway lines, the Hennessy property Fieldston, and polo, baseball and cricket being only three blocks from the Burnside ave. proposed express station of the Jerome ave. subway.

"All the lots," said Messrs. Davies and Day in a statement yesterday, "are going to be sold without reserve for whatever they will bring, and, as every one familiar with the real estate market knows, the situation is one that goes to make the Hennessy offering one of great promise for those who are in the market to buy. The lots will doubtless be sold at sacrifice prices, and the people who give the time and thought to visit the property and attend the sale will get the bargains that are sure to be obtained."

### MARKET REPORT ISSUED

Findings of Mayor's Commission Now in Book Form.

The report of the Mayor's market commission has just been printed in book form. A copy of it should be in the hands of every person interested in the subject of providing for this city adequate terminal and market facilities for the receiving and distribution of

Association, to Dr. H. A. Loomis and to Frank M. Hill.

The Duross Company leased the third loft at 11 West 20th st. to a client of J. W. Cushman & Co., the Missionary on appointed by the late Mayor Gaynor on appointed by

# PLANNED COLONY

In Riverdale Section, Noted Not Long Ago for Large Country Places Only.

#### **EIGHTEEN NEW HOUSES** ON THE DEVELOPMENT

Character of Improvement Made Has Also Resulted in Building of Some Private Schools There.

Riverdale-on-Hudson, situated in the upper part of this city, overlooking the Hudson River on the west and Van Cortlandt Park on the east, in former years consisted of only large country places. A map of 1853, by M. D. Ripps, shows such familiar names as Schermerhor, Morton, Morris, Nevin, Forest, Delaneia Northup, of Newark. Dr. George Whit- Akerman and Van Cortlandt. Sportie after this date a number of prominent residents of the city, notably the Bab. cock, Pyne, Harriman, Appleton and Morris families, built their own residences near the new Riverdale railway station. at Fieldston. These families sold a numsonable.

Situated on the slope of the hill facing Van Cortlandt Park and Broadway was what might be called the Van Cortiand section of the property. A few private houses, such as those that belonged to the Hutchins, Dash, Barney and Van Cortlandt families, were grouped on th hill in the southern section, while the northerly slope near the Yonkers line stood vacant but for one small, narrow street, with a few country places along Development stood still for many year and the Riverdale section showed but

little progress. Even the construction of

the subway had but little effect until the city threatened to open streets through the district on the old-fashioned method The site of Fort No. 8 was bought by of square blocks. The Delatield family property that would be entailed by this method, through their own engineers and with the aid of city engineers remapp the district, and have built many streets by private contract. plots at Fieldston for their own us and well known architects have made

Encouraged by this, the Barnard Scho the Riverdale Country School for Boys occupies two of the old country places on the East Riverdale road and is carrying out a most successful educational scheme In the early days of November, 1776, the The demand for property in this section Hessians arrived, and Fort No. 8 was is very great, and educational institu

Nature has endowed this hill section of the city, reaching to a height of 38 made to conform with the topograp

When the late Mr. Schwab was ex- and wind around the hills and rocks.

restrictions of its own. The apartment der Lord Cornwallis), 37th English Mus- house builder is at a disadvantage by reason of the height of the land and the New York University settled in this difficulty of rock excavation, so that his

> posite Fieldston, also at Dunwoodle, Ardsley and St. Andrews, half an hour's ride be enjoyed on the bridle paths of the

> park, which are always kept in good condition. Attractive motor trips radiate in every direction on the best of roads. Motorboating and yachting on the Hudson are fostered by good anchorage near on the great field at Van Cortlandt Park complete the cycle of summer sports. Skating and coasting are popular winter

### NEW M'HUGH WORKSHOPS Well Known 42d St. Firm Rents Space in Kip's Bay District.

Experts say that the principal realty changes in the old Kip's Bay district will be due to art industrial concerns locatins there. A number of such establishments have lately rented space in the section one of them being Joseph P. McHugh & Son, of West 42d st., opposite the New York Public Library.

Joseph P. McHugh & Son have leased for a term of years from Otto Grimer through the Douglas Robinson, Charles & Brown Company the buildings 232 and 234 East 37th st., opposite the Murray Hill Evening Trade School. These premises will be used for the making of exclusive furniture and fitments criginated and designed by this old established firm

### AGE RISK A BIG FACTOR This Cause of Decline in Values Worries Many Owners.

"The remarkable shifting of values continually taking place in different sections of the city has made the obsoles cence hazard a powerful factor in de-termining real estate values," says "The Spear Bulletin." It further says: solescence may be defined as lack of adaptation to function. The total loss does not consist merely of the great decline in the rental value of the approdoes not consist merely decline in the rental value of the appropriate buildings that are not reconstructed, but there is added to this the social loss due to the retardation of real estate improvements owing directly to the obsolescence hazard.

"The spectre of the obsolescence hazard haunts every owner of property and ard haunts every owner of property and and prevent whole neighborhoods from the kind of rapid deterioration that is a marked phenomenon of present-day on ditions will enlist the eager interest of all classes of property holders."

# DESCENDANT BUYS

STRONG HOMESTEAD

Historic Cottage Situated at Picturesque Belle Terre, Long Island.

Charles R. Strong, nephew of the late field, of this city, whose drawings and ex-Mayor Strong, has recently purchased plans of houses came in for much favor- a ten-acre plot in Belle Terre, Long Islable comment at recent exhibitions of the and, on which stands the old Strong Architectural League held in this city and homestead. This property originally came into the possession of the Strong family in 1700, being first owned by yachtz come and go in the season and houses are printed in the booklet. The of Strong's Neck, the property that is The place is a delightful and most re-

Second Half of Lien on Prop. year round community is in high favor part; fine golf course, tennis courts, bridle all the advantages of the real country uresque glades and dells. On Friday, May 1, one-half of the real within easy distance of the city. Belle From Belle Terre Estates are obtained

now Belle Terre Estates, was born in the freshing trip for the business man to Great activity has been shown in sales Terre has within its immediate environs at Belle Terre Estates within the last miles of beautiful drives, commanding three weeks. This superb summer and superb views of the Sound at its widest with New York business mep who desire paths and walks through natural pict-

Terre Estates has beautiful tree covered the most exquisite panoramic views in the sonal taxes become due. A discount at the rate of 4 per cent per annum will be allowed on the second half of realty taxes which will become due on November 1 and which may be paid any time prior to that date, if the first half shall have been paid.

Terre Estates has beautiful tree covered the most exquisite panoramic views in the world. Residents of Belle Terre enjoy every convenience and protection of a metropolis and a special combination of built bathing beach of pure white sand are beautiful harbors, where thousands of obtained nowhere else. beautiful harbors, where thousands of obtained nowhere else,

### MIDTOWN SECTION New Office for National Retail Dry

Goods Association-Other Rentals.

Hall to the National Retail Dry Goods Association, to Dr. H. A. Loomis and to

# **BUSINESS LEASES**

Pease & Elliman leased offices in Aeolian